

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
FEBRUARY 9, 2016

FINAL

Chairman Robert Drinkall called the meeting to order at 6:32 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Commissioner Stephen Garn
Commissioner Leslie Mascaro
Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Chief Craig Black, Police Chief; Sherrie Llewelyn, Senior City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Bill Gaskill, Chris Robinson, Guillaume Beligique, CSC Redwood Holdings; Ben Kirato, Rebecca Beal, Scott Coulam, Andrew Coulam, Gunner Holt, Brad Madsen, residents; Jarius Anderson, Kory Harris, Scott Argyle; John Tebbs, Bonneville Builders, Hugh Williams, Lois Williams, Bountiful residents.

1. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR FOXBORO
MARKETPLACE LOCATED AT APPROXIMATELY 600 NORTH REDWOOD
ROAD. BILL GASKILL-CSC REDWOOD HOLDINGS L.C., APPLICANT

Sherrie Llewelyn reported that this development is located at 600 North Redwood Road adjacent to Foxboro Drive. It is approximately 22 acres including 12 acres of retail commercial and 10 acres of multifamily residential and includes the construction of Lee's Market with 48,000 square feet, 43,000 square feet of additional retail, and 194 residential units. Items to be reviewed tonight include residential and commercial density, architecture, fencing, landscaping, amenities, parking, signage, pedestrian connectivity, trails and open spaces. Existing zoning on the property is General Commercial (CG). Properties to the west are zoned P-District and properties across Redwood Road are zoned Manufacturing Distribution (MD). There will be two residential components one on the north and one on the south side of the development. The north development consists of two buildings containing 102 units with the first story of the buildings to contain tuck under garages with driveways. The developer is proposing overall 2 parking spaces

per unit with 92 garages (1.5 per 1 bedroom unit, 2.5 per 2-3 bedroom unit). Parking requirements are 203 parking spaces with the development plan providing 204 which meets the requirements.

The landscaping consists of 44% of the site at 2.27 acres. Amenities include a large clubhouse, pool, picnic and BBQ spaces, community garden, outdoor seating with fire pits and a detention pond.

The commercial aspects of the south side include a convenience store/gas station and bank with four multifamily three story buildings and eight townhome units. There are a total of 92 units with 89 carport spaces, 16 garage spaces and 89 uncovered spaces. The landscape ratio is 41.4% which meets the standards and amenities will include a clubhouse, pool and playground.

Commissioner Mascaro arrived at 6:43 p.m.

Sherrie Llewelyn then reported on the architectural style of the apartments on the north side of the property and said that the proposed style is modern with tuck under garages and two buildings facing the courtyard. The proposed architecture on the south side of the property is more traditional.

The DRC recommends approval of the general development plan with the following items to be discussed and memorialized in the development agreement: commercial and residential sign information, fencing, commercial architectural design elements, pedestrian access to the trail, landscape plans, south and north building cohesiveness, parking ratios and Commercial Pad F to be re-oriented.

Commissioner Mascaro asked what the proposed fencing along Cutler Drive would consist of. Sherrie Llewelyn replied that it would be split rail fencing.

Commissioner Knowlton asked when the quality of the architecture would need to be addressed. Sherrie Llewelyn said that those types of items need to be addressed now and that recommendations for materials to be used and specific standards be given to staff now before the development agreement is presented.

Commissioner Drinkall asked for the Commissioners opinion regarding the two different architectural styles on the north and south multifamily developments. Commissioner Garn commented that he liked the variety. Commissioner Mascaro stated that she likes the diversity but that the developer could adopt similar colors or features for a more cohesive look. Commissioner Baskin commented that she also likes the variety of the facades and the idea to

incorporate similar color schemes. Commissioner Knowlton was also in agreement with the comments the Commissioners had made in regards to the different styles.

Chris Robinson, CSC Redwood Holdings, commented that he has owned the property since 1997 and that while they tried to find a commercial use for all 22 acres, they are pleased to have Lee's Marketplace and other retail on this parcel. The focus has been on the north side with the grocery anchor, shopping center and multifamily units. The south side has a proposed convenience store and credit union but development there will be tenant driven.

Guillaume Beligique, CSC Redwood Holdings, is the architect for the project and commented that they would be happy to connect to the two developments with similar colors and materials. He said they do not want to do the same style for both projects as the north side is more urban with the grocery store center. The buildings will have tuck under garages that will be first come first serve and that residents will pay more to use those.

Council Member Mumford commented that the concern with the garages is that they will be used for storage and not parking. Chris Robinson replied that they would try to regulate this as best they can and that no power would be supplied to the garages to try and reduce this issue.

Council Member Mumford also commented on the proposed number of townhomes. He also said that he was disappointed with the lack of planning for the south side of the development. Chris Robinson replied that the property is a difficult shape with the existing defined curb cut on Redwood Road and that the townhomes were the best fit for that piece of the property. He also commented on the south side of the property and said that it is difficult to design something today that will not be built or developed for a few years.

Commissioner Drinkall commented that it may be a good idea to have some flexibility in the development agreement for the south side development that could include office or commercial space.

Chris Robinson clarified that the apartment buildings would be three story buildings and that the townhomes would be two stories high. He also said that the apartment building would be approximately 100-150 feet from the nearest existing home on Cutler Drive.

Scott Coulam, 935 Hillingdon Court, asked why there was a focus on density for this project. Chris Robinson replied that a viable project has to have amenities such as a clubhouse, pool and onsite management and that this type of large investment requires enough units to sustain those amenities.

Scott Coulam said that his biggest concern is that in his opinion the plan for Foxboro has changed multiple times throughout the development process including the addition of 12 high density housing buildings and that this project will add an additional 6 buildings. He is concerned with overcrowding particularly in the nearby schools.

Commissioner Drinkall asked Mr. Coulam how he feels about the proposed commercial properties that will be built in Foxboro. Mr. Coulam replied that the neighbors are excited but he is ambivalent. He said it will be convenient but feels it is not necessary.

Becky Beal, 925 Elizabeth Drive, commented that she is concerned with the high density apartment buildings as well in regards to home values. She is excited about the proposed grocery store and would like to see more commercial development in the area versus more apartments.

Bill Gaskill, CSC Redwood Holdings, commented that this development focuses on the community and when a grocery store anchor comes in other retail tenants will follow including pizza restaurants and hair salons.

Commissioner Mascaro asked if the development is phased how the City could be sure that these improvements and amenities that are promised will be completed. Chris Robinson replied that all the multifamily in the north development will be built and landscaped at the same time.

Sherrie Llewelyn commented that the phasing plan would specify each stage of the development and when the amenities will be installed. This can be requested in the development agreement.

Commissioner Mumford commented that he is concerned about the apartment complex having inadequate parking and said that he is also concerned about the lack of planning on the south side of the development.

Commissioner Garn moved that the Planning Commission recommend approval on the general development plan for Foxboro Marketplace located at approximately 600 North Redwood Road with the following findings and subject to the following conditions:

Findings:

1. The general development plan conforms to the City's comprehensive general plan;
2. The plan meets all requirements of the development code.

Conditions:

The following items to be memorialized in the Development Agreement:

1. **Commercial & Residential sign information (height, size, multi-tenant, design aesthetic);**
2. **Fencing permitted as presented on the site plans with wrought iron and decorative split rail;**
3. **Commercial architectural design elements and standards which are similar in quality and design to the approved Lee's market;**
4. **Pedestrian access to the trail along Redwood Road be provided via the residential areas;**
5. **Landscape plans for the south residential component with similar design and quality;**
6. **The south residential buildings be modified to achieve greater architectural cohesiveness with the north residential buildings and the overall theme of the entire development, including the retail components;**
7. **Parking approved at a ratio of 1.5 spaces/1 bedroom unit, 2 spaces/2-3 bedroom unit, and 0.25 spaces per unit guest parking;**
8. **As suggested by the planning commission in a previous meeting: Commercial Pad F be re-oriented to the street corner mirroring Pad A.**

Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Kirkham, Garn and Mascaro. Council Member Mumford voted in opposition to the motion.

2. **CONSIDERATION OF A PROPOSED GENERAL DEVELOPMENT PLAN FOR WILLIAMSBURG LUXURY APARTMENTS LOCATED AT APPROXIMATELY 256 SOUTH HIGHWAY 89. JOHN TEBBS, BONNEVILLE BUILDERS, APPLICANT**

Sherrie Llewelyn reported on the general development plan process, clarifying that it is a fully negotiated development agreement between the developer and the City. All aspects of the development are negotiated between the City and the developer to view the end product and ensure the best development. The general development plan then comes to the Planning Commission for review and is recommended to the City Council. During the conceptual review all aspects of the development are considered including the layout, land use, fencing, architectural style and amenities. Once the Planning commission has made a recommendation to the City Council all aspects including the conditions are considered. Once the City Council accepts the general development plan it will move to a Planned (P) District rezone and all the architectural and landscaping standards will be memorialized. A public hearing will be held and the P-District Rezone will be recommended by the Planning Commission to the City Council. The City Council will then approve the rezone and development agreement that implements the general development plan approval.

This project will be located on the site of the existing Hughes RV property at 256 South Highway 89 and consist of 214 multi-family units with 10,444 square feet of retail space on 5.91 acres. The property is currently zoned Commercial Highway (C-H) and will be considered for rezone to a P District if the general development plan is approved. The site currently has several businesses including Hughes RV, Rice and Strand Interiors and Chile Amor. All of the existing structures will be removed as part of the project. Chile Amor is expected to occupy a portion of the retail space once it is completed. Each building will be five stories tall including underground parking with the first occupied level at the same elevation as Highway 89. There will be 81 one bedroom units, 110 two bedroom units and 23 three bedroom units for a total of 214 apartments. The proposed parking includes 170 underground parking spaces and 248 outdoor spaces. The retail parking requirement is 34 parking spaces which can be shared with the guest parking per the CH Zone. As 421 spaces are required per City code there would be a parking deficiency of 3 parking spaces. The new CH zone requires a 10' front setback to encourage walk-ability, unless a greater setback is approved by the Planning Commission. Building A will have an approximate 55' setback from the building to the sidewalk with a dedication to UDOT of an additional 9 feet of 1 right-of-way. This meets the city cross section with an 8' park strip and a 7' sidewalk. Building B will have a 16.67' setback from the building to the sidewalk and a 50.5' right-of-way from Centerline. There will be curb and gutter the entire length of the property and an 8' landscaped park strip. The proposed landscaping will be 28.2% of the site and will include park strips with Spring Snow Crab trees. There will be a clubhouse and pool along with a picnic/BBQ area and playground facility. The apartment buildings are colonial style architecture with red brick. The total structure height view on Highway 89 will be 52' and from I-15 will be 62'. The only egress into the property will be on Eaglewood Drive and emergency access will be provided via crash gate.

Commissioner Baskin commented that as this property is on a fault line and that geotechnical studies will need to be performed.

Commissioner Drinkall asked what drives the development at this time. John Tebbs, Bonneville Builders, replied that this project will be built in phases to meet economic demand. The first phase and amenities will be completed right away and should be completed in a little over a year. Phase two will commence as soon as Phase one is completed.

Council Member Mumford asked if the developer could work with UDOT to put access to Eaglegate Drive with a light in instead of a crash gate further to the north. John Tebbs replied that working with UDOT is a slow process and that the crash gate will allow the project to commence.

Scott Argyle, engineer for Bonneville Builders, commented that during his meetings with UDOT access on this road is an issue. They were granted a crash gate from UDOT as the fire marshal stated it was imperative for this development. The developer will partner with the City to work with UDOT on a potential light and access.

Commissioner Knowlton commented that he is concerned with the pollution from the proximity of this development to I-15. He suggested that a high quality filter or other considerations be put into these housing units.

Sherrie Llewelyn asked for feedback on the type of fencing between the property line and freeway. City staff is divided as a sound barrier fence will not be as effective for sound impacts on the higher stories, but that a solid masonry fence would shield the parking areas from the freeway view.

Commissioner Knowlton then asked what type of fencing would run along Highway 89. John Tebbs replied that they were planning on a 6' opaque fence for privacy for the first floor apartments.

Ken Leetham then asked for direction on the fencing along Highway 89 as the developer has concerns about livability and the City has concerns about safety and aesthetics. Commissioner Knowlton commented that if he lived in the property he would want a solid privacy fence.

Ken Leetham commented that City staff would research fencing and bring ideas back before the Planning Commission.

Council Member Mumford then commented on the lack of amenities and the use of open space on the project. The Commission then discussed the lack of amenities for this project and commented that more amenities such as an additional playground and clubhouse, green space or outdoor living features could be added. John Tebbs replied that the project has underground parking and elevators which most similar apartment buildings in the area do not have.

Sherrie Llewelyn asked if there were interior amenities. Kory Harris, who is the architect for this project, commented that there are gathering spaces on each story including the lobby and a clubhouse.

Council Member Mumford asked for a consensus on the proposed parking deficit for this project. Commissioner Knowlton replied that land is an asset which is wasted on parking and that overall most areas are over-parked. Commissioner Baskin was in agreement and stated that this project will have underground parking which is not common in this area.

Commissioner Baskin moved that the Planning Commission recommend approval on the general development plan for Williamsburg Luxury Apartments located at approximately 256 South Highway 89 with the following findings and subject to the following conditions:

Findings:

1. The general development plan conforms to the City's comprehensive general plan;
2. The plan meets all requirements of the development code.

Conditions:

The following items to be memorialized in the Development Agreement:

1. Commercial & Residential sign information regarding height, size, multi-tenant, design aesthetics;
2. Fencing shall be solid fencing materials on the west side of the property adjacent to I-15 and on the east side of the property fencing shall be subject to negotiations regarding materials and height;
3. Pedestrian access to the master planned trail at the northwest corner of the property should be sought;
4. Parking approved at a ratio of 1.5 spaces/1 bedroom unit, 2 spaces/2-3 bedroom unit, and 0.25 spaces per unit guest parking;
5. Amenities shall be further negotiated and enumerated within the development agreement;
6. Geotechnical studies and geological hazards will be investigated with regard to the topography and likely fault line where the buildings are located;
7. Examination of transportation options will be considered, including Bus Rapid Transit;
8. Expiration of access through the south side of the development through Eaglegate Drive crossing Highway 89 to the west and the potential for a street light and crosswalk in that area; on the south side of the building's development will be an attempt with UDOT to negotiate for access through Eaglegate Drive to the west, crossing highway 89 into the property, thereby eliminating the need for the crash gate;
9. With regard to the fencing issue on the east it is possible that the DRC and the developers come back with a proposal for fencing or a landscape barrier for the Planning Commission to review.

Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Kirkham, Garn, Mascaro and Council Member Mumford.

Council Member Mumford commented that there were many great conditions for this general development plan and asked what would happen if they are not fulfilled. Ken Leetham replied that with some of the conditions work will need to be done to determine if the property is suitable for building. The City Council and the Planning Commission will both need to provide approval of the plan before the project can proceed. Vesting of the project has not been granted at this point.

3. APPROVAL OF MINUTES

As Commissioner Mascaro was not present at the December 29th, January 12th and January 26th meetings she abstained from voting.

The Planning Commission meeting minutes of December 29, 2015 were reviewed and approved.

Commissioner Knowlton moved to approve the minutes of December 29, 2015 as amended. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham and Council Member Mumford. Commissioner Mascaro abstained from voting.

The Planning Commission meeting minutes of January 12, 2016 were reviewed and approved.

Commissioner Garn moved to approve the minutes for January 12, 2016 stand approved as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham and Council Member Mumford. Commissioner Mascaro abstained from voting.

The Planning Commission meeting minutes of January 26, 2016 were reviewed and approved.

Commissioner Baskin moved to approve the minutes of January 26, 2016 without amendment. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham and Council Member Mumford. Commissioner Mascaro abstained from voting.

4. APPOINTMENT OF CHAIR AND VICE CHAIR FOR 2016

Ken Leetham commented that while the City code does not give a lot of direction the Chair and Vice Chair can serve one year and be re-appointed at that time.

Commissioner Baskin moved to reappoint Robert Drinkall as the Chair of Planning Commission. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

Commissioner Baskin moved to appoint as Vice Chair Ted Knowlton. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

Ken Leetham introduced Leslie Mascaro and said she has many years of experience with planning.

Leslie Mascaro commented that she has previously served on the Herriman City Planning Commission. She has worked for the last 10 years in the private sector, the public sector and for a non-profit. She has also worked as a planner for a county and a municipality and for two major home builders in Utah.

5. ADJOURN

Chairman Drinkall adjourned the meeting at 9:42 p.m.



Chairman



Secretary